Record and return to:
Victory Title & Escrow, LLC
595 President Pl., Ste. 203
Smyrna, TN 37167
File # VT1302 00166

BILL GARRETT, Davidson County
Trans: T20130032878 DEEDWARR
Recvd: 04/22/13 13:57 2 pgs
Fees: 13.00 Taxes: 621.23
20130422-0039833

Prepared By & Return To:
Lakeside Title & Escrow
854 Wren Road
Goodlettsville, TN 37072

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 167,900.00.

AFFIANT

TONJA COX
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 18th day of April, 2013.

Notary Public

Commission Expiration: 5/23/16

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Jeffrey D. Lemons 2715 Barclay Dr. Nashville, TN 37206	Fidelity Bank Mortgage 3 Corporate Square, 7th Floor Atlanta, GA 30329	-08315017900

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, William Warren and Mary M. Murphy n/k/a Mary M. Murphy-Warren, husband and wife, HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jeffrey D. Lemons, an unmarried man, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Property known as 2715 Barclay Dr. Nashville, TN 37206, County of Davidson

Land in Davidson County, Tennessee, Being Lot No. 224 in the Plan of Fortland Park, Section 2, as of record in Book 2900, Page 40, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to William Warren, unmarried and Mary M. Murphy, unmarried, joint tenants with right of survivorship, by Warranty Deed from Richard Portillo and wife, Kana Portillo dated 05/25/07 filed of record in Instrument No. 20070530-0064131, said Register's Office.

Tax Map and Parcel ID is as follows 08315017900

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as 2715 Barclay Dr., Nashville, TN 37206

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unemcumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 18th day of April, 2013.

William Warren

Mary M. Murphy n/k/a Mary M. Murphy-Warren

Mary M. Murphy n/k/a Mary M. Murphy-Warren

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 18th day of April, 2013, before me personally appeared William Warren and Mary M. Murphy n/k/a Mary M. Murphy-Warren, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand and official seal at office this 18th day of April, 2013.

Notary Public

Commission Expiration:
5/6/2013

TABITHA N. CALHOUN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 6, 2013